



తెలంగాణ రాజ పత్రము THE TELANGANA GAZETTE

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (Plg. I(1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN NIZAMPET (V), BACHUPALLE (M) - CONFIRMATION.

[*G.O.Ms. No. 27, Municipal Administration & Urban Development (Plg.I(1)), 10th February, 2020.*]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Notified Master Plan - 2021 of Shambupur Zone Segment approved vide G.O.Ms.No.288, MA & UD, dt:20.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.329/P situated at Nizampet (V), Bachupally (M), Medchal-Malkajigiri District to an extent of 3879.04 Sq.Mtrs. net area (Ac.0-38 Gts.) which is presently earmarked for Residential Use Zone affected by proposed 30 mtrs. wide Master Plan Road as per Notified Master Plan - 2021 of Shambupur Zone Segment approved vide G.O.Ms.No.288, MA & UD, dt:20.04.2008 is now designated as Commercial use zone, **subject to the following conditions:**

1. The applicant shall comply the conditions laid down in G.O.Ms.No.168, MA, Dt: 07-04-2012.
2. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
3. The applicant shall handover the area affected under proposed 30.00 Mtrs. wide Master Plan road to Local Authority at free of cost through registered Gift Deed before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.

6. CLU shall not be used as proof of any title of the Land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
8. The Change of Land Use does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.
9. To demolish the existing old sheds and old building before undertaking any development on the site under reference.

SCHEDULE OF BOUNDARIES

NORTH	: Sy.No.331 /P of Nizampet Village.
SOUTH	: Sy.No.329/P of Nizampet Village.
EAST	: Existing 18.00 mtrs. wide road (prop.30.0 mtrs. road).
WEST	: Sy.No.330/P of Nizampet Village.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM INDUSTRIAL / MANUFACTURING USE TO RESIDENTIAL USE IN MANMOLE (V), RAMACHANDRAPURAM (M), SANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms. No. 28, Municipal Administration & Urban Development (Plg.I(1)), 10th February, 2020.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Notified Revised Master Plan - 2021 vide G.O.Ms.No.288, MA, dt: 03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.151/P of Manmole (V), Ramachandrapuram (M), Sanga Reddy District to an extent of 9299.59 Sq.Mts. (Ac. 2.3), which is presently earmarked for Industrial / Manufacturing use zone as per the Notified Revised Master Plan - 2021 vide G.O.Ms.No.288, MA & UD, dt:03.04.2008 is now designated as Residential use zone, **subject to the following conditions:**

- a. The owner / applicant is solely responsible for any mis-representation with regard to ownership / title, land ceiling clearance etc., and they responsible for any damage claimed by any one on account of change of land use proposed.
- b. The applicant shall comply the conditions laid down in G.O.Ms.No.168, MA, dt: 07-04-2012.
- c. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- d. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- e. The CLU orders shall not be used as proof of any title of the Land.
- f. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- g. The applicant shall handover the Master Plan road affected area in notified Master Plan free of cost to the local body at the time of obtaining development / building permission.
- h. The Change of Land Use does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

NORTH	: Vacant Land.
SOUTH	: Vacant Land.
EAST	: 13.41 Mtrs. Wide Road.
WEST	: Vacant Land.

VARIATION TO THE SIDDIPET MUNICIPALITY - COMPREHENSIVE CHANGE OF LAND USE FROM PUBLIC & SEMI-PUBLIC USE, INDUSTRIAL USE AND LOCAL COMMERCIAL USE ZONE TO RESIDENTIAL USE ZONE AND RECREATIONAL ZONE TO AGRICULTURAL ZONE IN VARIOUS SURVEY NUMBERS - CONFIRMATION.

[G.O.Ms. No. 29, Municipal Administration & Urban Development (Plg.II), 11th February, 2020.]

In exercise of the powers conferred by clause under sub-section (2) of Section-15 of Telangana Town Planning Act., 1920 (Act VII of 1920) the Government hereby makes the following variation to the land use envisaged in the Siddipet General Town Scheme, in the notified Master Plan of which was sanctioned vide G.O.Ms.No.531, MA., dt.01.05.1987, as required by clause (b) of sub-section (2) of the said section.

VARIATION -1 (AT NEHRU PARK AREA PART-A)

The site in Sy. Nos. 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1161, 1162 & 1163 from industrial use to residential use Ac. 37 - 35 Gts. number of structures 568 of Siddipet town, the boundaries of which are as shown in the schedule here and which is earmarked for Industrial use zone in the General Town Planning Scheme (Master Plan) of Siddipet sanctioned in G.O.Ms.No. 531, M.A., dt:01-05-1987, is now designated as Residential use by variation of Change of Land Use and in the revised part proposed land use maps in G.T.P. No.3(2/4)/2018/H available in the Siddipet.

SCHEDULE

NORTH	:	Proposed 60' wide road as per sanctioned GTP Scheme : (S.No.s Part of : 1075, 1074, 1073, 1061).
EAST	:	Existing Road 60' width.
SOUTH	:	Existing road (Nehru park to Narsapur cross roads) 40' & 60' width.
WEST	:	Proposed 40' wide road as per sanctioned GTP Scheme : (S.No.s Part of : 1062, 1057, 1071).

VARIATION -2

(VEMULAWADA KAMAN AREA (SIRICILLA ROAD) PART-B)

The site in Sy. Nos. 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160 & 1174 from industrial use to residential use Ac 78 - 04. guntas, number of structures 166 of Siddipet town, the boundaries of which are as shown in the schedule here and which is earmarked for Industrial use zone in the General Town Planning Scheme (Master Plan) of Siddipet sanctioned in G.O.Ms.No. 531, M.A., Dated:01-05-1987, is now designated as Residential use by variation of Change of Land Use and in the revised part proposed land use maps in G.T.P. No.3(2/4)/2018/H available in the Siddipet.

SCHEDULE

NORTH	:	Proposed 50' wide road as per sanctioned GTP Scheme : (S No.s Part of : 1148, 1147, 1146).
EAST	:	Karimnagar road 100' width.
SOUTH	:	Existing road (Nehru park to Narsapur cross roads) 60' width.
WEST	:	Existing Road 60' width. 100 feet road has been formed from Vemulawada Kaman to Yellama Temple (Siricilla road).

VARIATION -3 (MARKET AREA PART-C)

The site in Sy. Nos.1164, 1165, 1166, 1167,1168, 1169, 1170, 1171, 1173, 1182,1183, 1184 & 1185 from industrial use to residential use Ac. 12 - 35 guntas number of structures 131 of Siddipet town, the boundaries of which are as shown in the schedule here and which is earmarked for Industrial use zone in the General Town Planning Scheme (Master Plan) of Siddipet sanctioned in G.O.Ms.No. 531, M.A., Dated:01-05-1987, is now designated as Residential use by variation of Change of Land Use and in the revised part proposed land use maps in G.T.P. No. 3(2/4)/2018/H available in the Siddipet.

SCHEDULE

NORTH	:	Existing road (Nehru park to Narsapur cross roads) 60' & 40 width.
EAST	:	Grain Market Road.
SOUTH	:	Karimnagar Road 100'.
WEST	:	Existing road & builtup area.

VARIATION -4 (NARSAPUR CROSS ROADS AREA PART-D)

The site in Sy. Nos. 460, 461 & 462 from public and semi public (s.g.) to residential use Ac. 13 - 29 guntas number of structures 223 of Siddipet town, the boundaries of which are as shown in the schedule here and which is earmarked for Public & Semi public use zone in the General Town Planning Scheme (Master Plan) of Siddipet sanctioned in G.O.Ms.No. 531, M.A., Dated:01-05-1987, is now designated as Residential use by variation of Change of Land Use and in the revised part proposed land use maps in G.T.P. No. 3^(2/4)/2018/H available in the Siddipet.

SCHEDULE

NORTH	:	Existing road (Nehru park to Narsapur cross roads) 60' & 40 width.
EAST	:	Grain Market Road.
SOUTH	:	Karimnagar Road 100'.
WEST	:	Existing road & builtup area.

VARIATION-5**BAWEES KHANA POOL (HYDERABAD ROAD BRIDGE AREA)**

The site in Sy. Nos. 1527, 1529, 1258, 1259, 1260, 1262, 1263, 1264, 1265, 1268, 1269, 1270, 1271, 1282 and 1284 extent Ac. 12 - 37 guntas from public & semi public use zone (park) to residential use, number of structures affected 44 of Siddipet town, the boundaries of which are as shown in the schedule here and which is earmarked for Public & Semi public use zone in the General Town Planning Scheme (Master Plan) of Siddipet sanctioned in G.O.Ms.No. 531, M.A., Dated:01-05-1987, is now designated as Residential use by variation of Change of Land Use and in the revised part proposed land use maps in G.T.P. No. 3^(4/4)/2018/H available in the Siddipet.

SCHEDULE

NORTH	:	Proposed 60' wide road as per sanctioned GTP Scheme : (S.No.s Part of : 1529, 1259, 1270, 1272)
EAST	:	Proposed Local Commercial as per sanctioned GTP Scheme : (S.Nos. Part of : 1281, 1282, 1283)
SOUTH	:	Proposed 40' wide road as per sanctioned GTP Scheme : (S.No.s Part of : 1265, 126, 1285).
WEST	:	Hyderabad Road 100' width.

VARIATION -6**(MUSTABAD CROSS ROADS AREA PART-A)**

The site in Sy. Nos. 2031, 2032, 2033, 2034, 2035, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2192, 2193, 2194, 2195, 2196 & 2197 from Industrial use to residential use Ac. 83 - 33 guntas, number of structures 823 of Siddipet town, the boundaries of which are as shown in the schedule here and which is earmarked for Industrial use zone in the General Town Planning Scheme (Master Plan) of Siddipet sanctioned in G.O.Ms.No. 531, M.A., Dated:01-05-1987, is now designated as Residential use by variation of Change of Land Use and in the revised part proposed land use maps in G.T.P. No. 3^(3/4)/2018/H available in the Siddipet.

SCHEDULE

NORTH	:	Proposed 60' wide road.
EAST	:	Survey Nos. part of: 2213, 2216, 2218, 2199 proposed 60' wide road.
SOUTH	:	Medak Road 100'.
WEST	:	100' wide road.

VARIATION -7
(FILTER BED AREA PART-B)

The site in Sy. Nos. 67, 68, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 110 & 111 from industrial use to residential use Ac. 46-06 Gts. number of structures 557 of Siddipet town, the boundaries of which are as shown in the schedule here and which is earmarked for Industrial use zone in the General Town Planning Scheme (Master Plan) of Siddipet sanctioned in G.O.Ms.No. 531, M.A., Dated:01-05-1987, is now designated as Residential use by variation of Change of Land Use and in the revised part proposed land use maps in G.T.P. No. 3(³/₄)/2018/H available in the Siddipet.

SCHEDULE

NORTH	:	Proposed 60' wide road as per sanctioned GTP Scheme : (S.Nos part of: 111, 112, 113, 106, 103).
EAST	:	Proposed 60' wide road as per sanctioned GTP Scheme.
SOUTH	:	Existing 60' wide road.
WEST	:	Old Pullur Road.

VARIATION-8
(DEGREE COLLEGE AREA PART-C)

The site in Sy. Nos. 1868, 1869, 1870, 1871 & 1872 from Public & Semi public use to residential use Ac. 46-06. guntas number of structures 557 of Siddipet town, the boundaries of which are as shown in the schedule here and which is earmarked for Public & Semi public use zone in the General Town Planning Scheme (Master Plan) of Siddipet sanctioned in G.O.Ms.No. 531, M.A., Dated:01-05-1987, is now designated as Residential use by variation of Change of Land Use and in the revised part proposed land use maps in G.T.P. No. 3(³/₄)/2018/H available in the Siddipet.

SCHEDULE

NORTH	:	Existing 40' wide road as per sanctioned GTP Scheme : (S.No.s Part of: 1870).
EAST	:	Proposed 60' wide road as per sanctioned GTP Scheme : (S.No.s Part of: 1869,1870)
SOUTH	:	Proposed 60' wide road as per sanctioned GTP Scheme : (S.No.s Part of: 1868).
WEST	:	Proposed Local Commercial as per sanctioned GTP Scheme : (S.No.s Part of: 1868, 1871, 1872).

VARIATION -9
(DEGREE COLLEGE AREA PART-D)

The site in Sy. Nos. 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1868, 1869 & 1870 from Public & Semi public use to residential use Ac. 17-33 guntas number of structures 190 of Siddipet town, the boundaries of which are as shown in the schedule here and which is earmarked for Public & Semi public use zone in the General Town Planning Scheme (Master Plan) of Siddipet sanctioned in G.O.Ms.No. 531, M.A., Dated:01-05-1987, is now designated as Residential use by variation of Change of Land Use and in the revised part proposed land use maps in G.T.P. No. 3(³/₄)/2018/H available in the Siddipet.

SCHEDULE

NORTH	:	Medak road 100'wide.
EAST	:	Arts College.
SOUTH	:	Proposed 50' wide road as per sanctioned GTP Scheme : (S.Nos. Part of : 1863, 1862, 1803,1859).
WEST	:	Proposed 60' wide road as per sanctioned GTP Scheme : (S.Nos. Part of : 1869,1870, 1864, 1865).

VARIATION-10**(DEGREE COLLEGE AREA PART-E)**

The site in Sy. Nos. 1802, 1803 & 1863 from Public & Semi public use to residential use Ac. 4-24 guntas number of structures 39 of Siddipet town, the boundaries of which are as shown in the schedule here and which is earmarked for Public & Semi public use zone in the General Town Planning Scheme (Master Plan) of Siddipet sanctioned in G.O.Ms.No. 531, M.A., Dated: 01-05-1987, is now designated as Residential use by variation of Change of Land Use and in the revised part proposed land use maps in G.T.P. No. 3(³/₄)/2018/H available in the Siddipet.

SCHEDULE

NORTH	:	Proposed 50' wide road as per sanctioned GTP Scheme : (S.No.s Part of : 1863, 1862, 1803).
EAST	:	Part S.Nos of 1803, 1802
SOUTH	:	Part S.Nos. of 1802, 1863.
WEST	:	Proposed 60' wide road as per sanctioned GTP Scheme : (S.No.s Part of : 1863, 1865).

VARIATION-11**(DEGREE COLLEGE AREA PART-F)**

The site in Sy. Nos. 1871, 1872 & 1873 from Local Commercial use to residential use Ac. 3-32 guntas of Siddipet town, the boundaries of which are as shown in the schedule here and which is earmarked for Local Commercial use zone in the General Town Planning Scheme (Master Plan) of Siddipet sanctioned in G.O.Ms.No. 531, M.A., Dated:01-05-1987, is now designated as Residential use by variation of Change of Land Use and in the revised part proposed land use maps in G.T.P.No. 3(³/₄)/2018/H available in the Siddipet.

SCHEDULE

NORTH	:	Proposed 40' wide road as per sanctioned GTP Scheme (S.No.s Part of : 1872, 1873)
EAST	:	Proposed PG as per sanctioned GTP Scheme (S.No.s Part of : 1871, 1872).
SOUTH	:	S.No. 1871.
WEST	:	Part S.Nos. of 1873, 1871.

VARIATION-12 (KOMATI CHERUVU AREA)

The site in Sy. Nos. 1706 (part), 1708(part) & 1709(part) restoring as agricultural zone instead of recreational zone of Siddipet town, the boundaries of which are as shown in the schedule here and which is earlier earmarked for Recreational zone in the General Town Planning Scheme (Master Plan) of Siddipet sanctioned in G.O.Ms.No. 531, M.A., Dated:01 -05-1987, is now designated as Agricultural use by variation of Change of Land Use and in the revised part proposed land use maps in G.T.P. No. 3(¹/₄)/2018/H available in the Siddipet **Subject to the following conditions that :**

1. The MC shall collect Development charges as per rules from the Plot/Site/Building owners whenever they come forwarded for obtaining building / Development permission.
2. The Change of land shall not treated as confirmation of owner ship aspects and competent authority shall examine the owner ship aspects before issuing lay out / building permission.

SCHEDULE

NORTH	:	Ensulpally X road to rural police station x road (Ring Road), 100'.
EAST	:	Siddipet to Ensulpally road , 80'.
SOUTH	:	1707, 330(P).
WEST	:	329(P), 330(P).

ARVIND KUMAR,

Principal Secretary to Government.